



289 Pinhoe Road

Exeter, EX4 8AD

MOTIVATED SELLER, PROJECT PROPERTY PRICED TO SELL - EXCITING OPPORTUNITY TO RENOVATE, EXTEND (SPP) & MODERNISE.

This exceptionally spacious 3 bedroom semi-detached house is well located in a convenient and popular residential area, within easy walking distance of local shops, schools and amenities. The property is on a regular bus route and lies approximately equidistant between the city centre and Pinhoe Sainsbury's, Aldi, the newly opened Lidl store and St Luke's Science & Sports College.

The house, unusually for its age, retains many original and in vogue period features. It provides versatile and spacious accommodation over two storeys and an exciting opportunity to renovate, extend (SPP) and modernise. There is huge potential here to create a stylish home, suited to modern day family living and new buyers will have that chance to create a truly stunning property designed and upgraded to their own standards of specification. Outside, the property comes with good off road parking and plenty of scope to create more if required, large detached single garage with adjoining workshop and separate outside WC. The outside WC adjoins the workshop and could be incorporated into the house with a side extension (SPP).

A very special feature of this property is the stunning south facing rear garden, a real oasis for wildlife and mindfulness.

Guide Price £400,000

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- SELLING WITH NO ONWARD CHAIN
- Kitchen/Breakfast Room & Utility Room
- Impressive South Facing Rear Garden
- Good Off Road Parking (further potential)
- Large Reception Hall & Galleried Landing
- 3 Double Bedrooms, Bathroom & Separate WC
- Outside WC
- 2 Large Reception Rooms (lounge with bow window)
- Gas Central Heating
- Large Detached Garage and Separate Workshop

Location Information

Reception Hall

13'4" x 10'1" (4.08m x 3.09m)

Lounge

20'1" x 10'11" (6.14m x 3.33m)

Dining Room

15'5" x 12'9" (4.71m x 3.91m)

Kitchen/Breakfast Room

13'4" x 11'10" (4.07m x 3.62m)

Utility

5'8" x 5'1" (1.73m x 1.56m)

Store

6'9" x 5'8" (2.07m x 1.75m)

Lobby

11'7" x 4'8" (3.54m x 1.44m)

On the First Floor

Landing

Bedroom 1

15'6" x 13'1" (4.73m x 4.01m)

Bedroom 2

13'11" x 10'10" (4.25m x 3.31m)

Bedroom 3

12'2" x 10'0" (3.73m x 3.05m)

Bathroom

7'11" x 5'5" (2.42m x 1.67m)

Gardens

Outside WC

Workshop

9'7" x 7'3" (2.93m x 2.22m)

Garage

17'5" x 16'7" (5.31m x 5.07)

Parking



Directions



Floor Plan



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